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ANNUAL REPORT  
OF THE  
BUILDING DEPARTMENT

YEAR ENDING DECEMBER 31, 1970

BOSTON, MAY 1, 1971.

HON. KEVIN H. WHITE,  
*Mayor of Boston.*

SIR:

In accordance with the provisions of Section 115, Chapter 479, of the Acts of 1938, as amended, I submit herewith a brief report of the activities of the Building Department during the year 1970.

RICHARD R. THUMA, JR.,  
*Building Commissioner.*

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## DEPARTMENT ORGANIZATION

The Building Department was established by Chapter 280 of the Acts of 1871,

“An Act to Provide for the Regulation and Inspection of Buildings, the More Effectual Prevention of Fire and the Better Protection of Life and Property in the City of Boston,”

and came into being on October 2, 1871.

This act, with various revisions and amendments, controlled the erection and alteration of buildings and related matters until July 16, 1892, when it was superseded by Chapter 419 of the Acts of 1892. This act, although amended from time to time, remained in effect until August 1, 1907, when it was superseded by Chapter 550 of the Acts of 1907, which remained as the Building Law of the City of Boston until 1943.

The present Building Code, Chapter 479 of the Acts of 1938 as amended,

“An Act for the Codification, Revision and Amendment of the Laws Relative to the Construction, Alterations, and Maintenance of Buildings and Other Structures in the City of Boston,”

was passed by the Legislature on June 27, 1938, with the provision that it take effect upon its acceptance by the Boston City Council. Acceptance by the Council was delayed pending granting by the Legislature to the Council authority to make revisions in the law as passed by the Legislature. This authority was granted by Chapter 217 of the Acts of 1938; whereupon the Council proceeded to hold a series of public hearings on proposed amendments submitted by architects, builders, property owners, and various civic organizations. As a result of these hearings numerous amendments to the act were accepted by the Council, and on May 10, 1943, Parts 1 to 25 of the act were approved. Parts 26 to 32 were approved by the Council on December 21, 1943. Part 33, “War Provision,” and Part 34, “Fall-out Shelters,” were added by later amendments. Since 1943 the code has undergone several minor and three major amendments or revisions. Part 23, “Live and

Dead Loads," Part 28. "Steel and Iron," and Part 29, "Excavations and Foundations," have been completely revised, updated, and rewritten, and are incorporated in recent reprints of the code. Part 25, "Wood," Part 26, "Reinforced Concrete," and Part 27, "Precast Gypsum Concrete," are now undergoing revision and updating.

The Building Code places upon the Building Department the duty of inspecting the erection, alteration, repair, moving, or demolition of all buildings or structures, except those specifically exempted by Section 107 of the code, and the issuance of permits therefor. The department also issues permits for and inspects the installation, repair, replacement, or extension of all utilities such as plumbing, gas fitting, electrical work, elevators, fire-extinguishing apparatus, engines, dynamos, generators, boilers, heaters, ovens, and other heat-producing apparatus governed by the code.

The department administers the zoning regulations formulated and adopted by the Boston Zoning Commission under authority of Chapter 665 of the Acts of 1956. These regulations, which became effective on December 31, 1964, superseded the original Zoning Act of June 5, 1924. The provisions of Chapter 143 of the General Laws, insofar as they are applicable to the City of Boston, are also administered by the Building Department. The department inspects and certifies all places of assembly such as stores, restaurants, taverns, dance halls, and places of similar occupancy accommodating fifty or more persons.

Also placed in the department by ordinances of the City Council, but not under the control or supervision of the Building Commissioner except in the matter of communicating with the Mayor and submitting annual reports of their activities, are the Board of Appeal, the Board of Examiners, the Board of Zoning Adjustment,\* and the Zoning Commission. Chapter 616 of the Acts

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\* The Board of Zoning Adjustment ceased to exist with the taking effect of the new zoning regulations formulated under Chapter 665 of the Acts of 1956, on December 31, 1964.

of 1955 established in the Building Department the Beacon Hill Architectural Commission, which Commission has the duty of passing on the appropriateness of all changes in the exterior architectural features of buildings in the Historic Beacon Hill District. Reports of these Boards are incorporated herein.

Chapter 616 of the Acts of 1955, in order to promote the general welfare of the public and to maintain the area as a landmark in the history of architecture and as a tangible reminder of old Boston as it existed in the early days of the Commonwealth, created the Historic Beacon Hill District, bounded

“southerly by the northerly side line of Beacon street; westerly by a line parallel with and 150 feet distant westerly by the westerly side of Beaver street; northerly by Beaver place; easterly by Brimmer street; northerly again by Byron street; westerly again by a line parallel with and eighty feet distant westerly from the westerly side line of Charles street; northerly again by the southerly side line of Charles street; northerly again by the southerly side line of Revere street; westerly again by the westerly side line of Myrtle street; northerly again by the southerly side line of Myrtle street; and easterly again by the westerly side line of Hancock street and said side line extended southerly to Beacon street; excluding, however, from said area land of the Commonwealth and the estates numbered 26 to 88, inclusive, and 98 to 136, inclusive, on Myrtle street,”

in which no permit may be issued by the Building Department unless certificate of appropriateness or certificate of nonapplicability of the statute, issued by the Beacon Hill Architectural Commission, which was established under the act creating the historic district, or that no exterior architectural feature was involved, was on file in the office of the Building Commissioner.

The historic district was enlarged and extended by Chapter 315 of the Acts of 1958 to include a contiguous area bounded

“southerly by Byron street; westerly by Brimmer street; southerly again by Beaver place; westerly again



by Embankment road; northerly by Pinckney street; and easterly by a line parallel with, and eighty feet distant westerly from, the westerly line of Charles street."

Chapter 622 of the Acts of 1963 further enlarged and extended the district to include an area contiguous thereto bounded

"southerly by Myrtle street; including, however, the estate numbered 26 to 88, inclusive, and 98 to 136, inclusive, on Myrtle street; southerly by Revere street; westerly by the alley located to the rear of the estates numbered 130 to 140 Charles street; northerly by the northerly boundary line of the estates numbered 140 Charles street; and by said boundary line extended diagonally in an easterly direction across Charles street, to Putnam avenue; northerly by Putnam avenue; westerly by West Cedar street; northerly by Phillips street; easterly by the rear property lines of the estates numbered 79 to 61 West Cedar street; northerly and westerly by the northerly property lines of the estates located at the northerly ends of Bellingham place, Sentry Hill, and Goodwin place, and the northerly sideline of the estate numbered 37 Grove street; easterly by Grove street; northerly by Revere street; easterly by Irving street; but including the estates located on Rollins place,"

and also another contiguous area bounded

"northerly by a line parallel to and forty feet distant southerly from the southerly sideline of Cambridge street; easterly by Bowdoin street; southerly by Derne and Myrtle streets; westerly by Irving street; generally southerly by the northerly, easterly, and westerly boundaries of the area defined in section one B; southerly by Revere street; westerly and northerly by Embankment road; and northerly by Charles Street Circle, and including the estates located as 131 and 141 Cambridge street and 2-16 Lynde street."

Chapter 625 of the Acts of 1966, which became effective on December 1, 1966, created a "Back Bay Residential District" and established within the framework

of the Boston Redevelopment Authority a "Back Bay Architectural Commission" which is empowered to pass on all building construction and related matters within the district. The Building Commissioner may not grant permits for construction within the area unless the application therefor bears a certificate from the commission that no exterior architectural feature is involved or is accompanied by a certificate of design approval.

The "Back Bay Residential District" comprises the area bounded as follows:

"Westerly by the easterly side line of Charlesgate East; northerly by the southerly side line of Back street; easterly by the westerly side line of Embankment road; northerly by the southerly side line of Beacon street; easterly by the westerly side line of Arlington street; southerly by the northerly side lines of the public alleys between Newbury street and Commonwealth avenue, from Arlington street to the westerly side line of Massachusetts avenue, said lines being extended across intervening streets and Massachusetts avenue; westerly by the westerly side line of Massachusetts avenue; and southerly by the northerly side line of Newbury street."

Chapter 737 of the Acts of 1960 established statewide regulations relative to gas fitting in buildings throughout the Commonwealth. These regulations superseded the Boston Gas Fitting Regulations on February 1, 1961.

Chapter 168 of the Acts of 1962 transferred from the Building Department and placed in the Traffic Commission the licensing, supervision and control of all open-air parking spaces. This transfer became effective on July 12, 1962.

Chapter 623 of the Acts of 1962 amended Section 121 of the building code by repealing or revoking all provisions of the code relative to the examination and licensing of journeymen and master gas fitters and placing such powers and duties in a board established in the Massachusetts Department of Public Utilities by Chapter 737 of the Acts of 1960, effective October 3, 1962.

Under Chapter 143 of the General Laws, Section 71G, as amended by Chapter 616 of the Acts of 1963, effective November 5, 1963, the granting of licenses to operate elevators throughout the Commonwealth was placed under the jurisdiction of the Massachusetts Department of Public Safety.

The Building Code Committee has completed the revision and updating of the Boston Building Code. The revised code was approved by the City Council and signed by Mayor Kevin H. White on December 16, 1969.

The revised code became effective on July 1, 1970.

A summary of the activities of the Building Department for the past year is included herein.

## CLASSIFICATION OF DEPARTMENT PERSONNEL

(As effective on December 31, 1969)

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QUOTA	TITLE	GRADE	COMPENSATION	
1	Building Commissioner . . . . .	R—		\$22,000 00
1	Deputy Building Commissioner . . . . .	R-21	\$344 00	440 00
1	Supervising Structural Engineer . . . . .	R-21	344 00	440 00
2	Assistant Building Commissioner . . . . .	R-20	312 50	408 00
1	Associate Civil Engineer . . . . .	R-19	285 00	376 00
1	Senior Electrical Engineer . . . . .	R-17	233 25	312 50
1	Senior Mechanical Engineer . . . . .	R-17	233 25	312 50
1	Supervisor of Construction and Safety Inspection	R-17	233 25	312 50
1	Supervisor of Electrical Inspection . . . . .	R-17	233 25	312 50
1	Supervisor of Mechanical Inspection . . . . .	R-17	233 25	312 50
1	Chief Gasfitting and Sprinkler Inspector . . . . .	R-16	210 75	285 00
1	Principal Legal Assistant . . . . .	R-16	210 75	285 00
4	Senior Administrative Assistant . . . . .	R-16	210 75	285 00
1	Zoning Administrator . . . . .	R-16	210 75	285 00
1	Administrative Assistant . . . . .	R-15	210 75	258 50
3	Chief Building Inspector . . . . .	R-15	190 75	258 50
3	Chief Electrical Inspector . . . . .	EI-15	197 84	267 08
1	Chief Elevator Inspector . . . . .	R-15	190 75	258 50
1	Chief Plumbing Inspector . . . . .	R-15	190 75	258 50
2	Chief Building Administrative Clerk . . . . .	R-14	172 75	233 25
1	Chief Egress Inspector . . . . .	R-14	172 75	233 25
2	Senior Legal Assistant . . . . .	R-14	172 75	233 25
2	Building Plan Examiner . . . . .	R-13	156 75	210 75
2	Head Administrative Clerk . . . . .	R-13	156 75	210 75
6	Senior Building Inspector . . . . .	R-13	156 75	210 75
6	Senior Electrical Inspector . . . . .	EI-13	165 69	221 95
1	Senior Elevator Inspector . . . . .	R-13	156 75	210 75
1	Senior Gasfitting and Sprinkler Inspector . . . . .	R-13	156 75	210 75
1	Senior Plumbing Inspector . . . . .	R-13	156 75	210 75
1	Assistant Zoning Administrator . . . . .	R-12	149 25	200 50
1	Building Construction and Repair Inspector . . . . .	R-12	149 25	200 50
30	Building Inspector . . . . .	R-12	149 25	200 50
10	Elevator Inspector . . . . .	R-12	149 25	200 50
6	Gasfitting Inspector . . . . .	R-12	149 25	200 50
1	Head Clerk and Secretary . . . . .	R-12	149 25	200 50
11	Plumbing Inspector . . . . .	R-12	149 25	200 50
1	Principal Cashier . . . . .	R-12	149 25	200 50
1	Senior Egress Inspector . . . . .	R-12	149 25	200 50
1	Sprinkler Inspector . . . . .	R-12	149 25	200 50



QUOTA	TITLE	GRADE	COMPENSATION	
1	Street Numbering Inspector . . . . .	R-12	\$149 25	\$200 50
1	Exterior Electrical Inspector . . . . .	EI-12	158 27	210 20
16	Interior Electrical Inspector . . . . .	EI-12	158 27	210 20
2	Egress Inspector . . . . .	R-11	142 00	190 75
1	Egress Zoning Inspector . . . . .	R-11	142 00	190 75
2	Head Clerk . . . . .	R-11	142 00	190 75
6	Principal Clerk . . . . .	R-8	123 75	164 50
2	Building Plan and Storage Attendant . . . . .	R-8L	135 50	164 50
6	Senior Clerk and Typist . . . . .	R-5	108 00	142 00
1	Senior Microfilm Operator . . . . .	R-5	108 00	142 00
1	Clerk and Typist . . . . .	R-2	95 50	123 75

The following is a statement showing by number, purpose, and estimated cost the erection of new buildings and the alterations, repairs, additions, etc., of existing buildings for which applications were filed with the Boston Building Department during the

### Year Ending December 31, 1970

PURPOSE	NEW BUILDINGS		ALTERATIONS		TOTAL	
	Number	Cost	Number	Cost	Number	Cost
Amusement, recreation, theatres, halls, movies	2	\$500,000	—	—	2	\$500,000
Churches, chapels, synagogues	4	177,000	1	\$8,500,000	5	8,677,000
Dwellings, one-family	30	459,800	588	278,900	618	738,700
Dwellings, two-family	10	251,000	744	557,500	754	808,500
Dwellings, three-family	—	—	824	1,590,500	824	1,590,500
Dwellings, with stores	—	—	74	1,383,500	74	1,383,500
Dwellings, multifamily	148	91,193,800	134	8,932,700	282	100,126,500
Multifamily, with stores	—	—	52	74,800	52	74,800
Educational buildings, schools, colleges, academies, etc.	4	7,280,000	—	—	4	7,280,000
Garage and repair shops	25	17,716,100	—	—	25	17,716,100
Hotel and club buildings	7	16,681,200	2	2,000,000	9	18,681,200
Institutional buildings, hospitals, clinics, asylums	9	70,703,300	4	4,230,000	13	75,033,300
Lodgings, dormitories, homes, convents, etc.	—	—	40	232,200	40	232,200
Manufacturing buildings, bakeries, laundries, workshops, etc.	2	545,000	157	1,420,200	159	1,965,200
Mercantile buildings, stores, salesrooms, service stations, etc.	27	3,242,500	586	7,054,800	613	10,297,300
Office and bank buildings	9	51,529,300	512	16,291,600	521	67,820,900
Public buildings	—	—	—	—	—	—
Stables, kennels, etc.	—	—	—	—	—	—
Storage buildings	—	—	5	231,500	5	231,500
Miscellaneous	4	52,700	—	—	4	52,700
Total	281	\$260,331,700	3,715	\$52,878,200	3,996	\$313,209,900

### Month of December

Taxable	\$165,537,600
Nontaxable	94,794,100

### 12-Month Period

Taxable	64.4%
Nontaxable	35.6%

The following is a statement showing the number of new buildings for purposes of habitation together with the number of family accommodations provided thereby for the erection of which applications were filed with the Building Department of the City of Boston during the

### Twelve-Month Period

NUMBER OF FAMILY UNITS IN EACH BUILDING	1970		1969	
	Buildings	Families	Buildings	Families
1.....	30	30	49	49
2.....	10	20	67	134
3.....	—	—	—	—
4.....	—	—	—	—
Multi.....	148	2,485	161	2,498
Total.....	188	2,535	277	2,681

SUMMARY OF HOUSING CONSTRUCTION — YEAR, 1970	Twelve Months
New habitations erected.....	188
Accommodations provided by new construction.....	2,535
Accommodations provided by alterations.....	130
Habitations razed.....	415
Accommodations eliminated by razing.....	1,009
Accommodations eliminated by alterations.....	69
Net change in number of habitations.....	—227
Net change in number of accommodations.....	+1,526

HABITATIONS RAZED AND ACCOMMODATIONS ELIMINATED	1970	
	Buildings	Families
One-family.....	415	1,009
Two-family.....		
Three-family.....		
Four-family.....		
Five-family.....		

On January 1, 1970, there were (estimated) in the City of Boston:

Brick and other fire-resistive buildings . . .	44,506	
Buildings erected 1970 . . . . .	139	
	<u>          </u>	44,645
Buildings razed . . . . .		293
		<u>          </u>
Total brick and fire-resistive buildings on January 1, 1971 . . .		44,352
Wood buildings . . . . .	96,539	
Wood buildings erected . . . . .	102	
	<u>          </u>	96,641
Wood buildings razed . . . . .		460
		<u>          </u>
Total wood buildings (estimated) on January 1, 1971 . . .		96,181
Total of all buildings (estimated) on January 1, 1971 . . .		<u>140,533</u>

## Statement of Building Operations for the City of Boston for the Five Years Ending December, 1970

	1970		1969		1968		1967		1966	
	Number	Cost	Number	Cost	Number	Cost	Number	Cost	Number	Cost
Type I, Fireproof.....	23	\$98,824,800	72	\$48,922,300	52	\$94,817,500	44	\$143,710,700	35	\$46,883,800
Type II, Semi-fireproof.....	17	12,857,000	22	1,065,800	19	21,345,500	33	10,557,800	24	5,257,300
Type IV, Brick and wood.....	99	91,932,600	191	31,058,900	126	45,632,700	88	22,880,900	66	7,414,700
Type V, Metal frame.....	1	—	1	1,600	22	1,303,500	34	318,800	23	252,600
Type VI, Wood frame.....	102	56,717,300	67	6,648,200	166	4,531,000	267	1,333,600	159	1,787,200
Total new construction.....	281	\$260,331,700	353	\$87,696,800	381	\$167,630,200	466	\$178,806,800	307	\$61,597,600
Alterations, additions, etc.....	3,715	52,878,200	3,012	64,058,300	3,618	30,037,900	5,830	37,705,500	4,596	40,475,600
Total construction.....	3,996	\$313,209,900	3,365	\$151,755,100	3,999	\$197,668,100	6,296	\$216,512,300	4,903	\$102,073,200
Plumbing.....	1,999	\$6,779,600	1,694	\$6,343,400	2,335	\$5,798,900	2,945	\$6,312,600	2,495	\$5,721,300
Gasfitting.....	4,453	7,912,100	4,203	3,866,000	5,303	1,900,800	5,970	1,100,100	5,580	870,000
Heaters and boilers.....	1,648	2,422,800	1,280	620,900	1,877	1,987,700	1,490	1,990,200	1,340	1,879,200
Elevators, new freight.....	71	520,800	32	323,900	11	198,800	15	245,900	12	172,800
Elevators, new passenger.....	75	278,600	30	318,900	34	798,700	78	1,477,900	68	1,566,900
Elevators, alterations, freight.....	21	209,900	64	617,400	29	57,900	75	89,700	72	97,400
Elevators, alterations, passenger.....	20	207,700	59	620,900	16	178,900	134	776,700	125	628,700
Signs and projections.....	332	423,500	308	291,300	427	397,800	445	410,600	439	210,300
Fire Escapes.....	—	—	—	—	—	—	—	—	—	—
Take-down, wood.....	460	513,500	394	382,100	374	475,300	455	411,100	433	385,100
Take-down, brick.....	203	262,400	270	269,400	271	643,900	349	667,700	327	756,000
Sprinklers.....	124	723,500	115	750,500	130	963,400	199	1,435,600	172	1,335,700
Excavations.....	—	—	—	—	—	—	—	27,800	13	34,600
Use of premises.....	68	—	71	—	32	—	34	—	29	—
Total.....	9,664	\$20,280,400	8,520	\$14,404,700	10,850	\$13,421,000	12,203	\$14,945,900	11,105	\$13,658,000
Total all work.....	13,660	\$333,490,300	11,885	\$166,159,800	14,849	\$211,089,100	18,499	\$231,458,200	16,008	\$115,731,200



# BUILDING OPERATIONS IN THE CITY OF BOSTON FOR YEAR ENDING DECEMBER 31, 1970

	1970		1969	
	Number	Cost	Number	Cost
Type I, Fireproof.....	23	\$98,824,800	72	\$48,922,300
Type II, Semifireproof.....	17	12,857,000	22	1,065,800
Type IV, Brick and wood.....	99	91,932,600	191	31,058,900
Type V, Metal frame.....	—	—	1	1,600
Type VI, Wood frame.....	102	56,717,300	67	6,648,200
Total new construction.....	281	\$260,331,700	353	\$87,696,800
Alterations, additions, etc.....	3,715	52,878,200	3,012	64,058,300
Total construction.....	3,996	\$313,209,900	—3,365	\$151,755,100
Increase (or decrease).....	+595	161,454,800	—634	—45,913,000
Installations, etc.....	—	—	—	—
Total all work.....	13,660	\$333,490,300	11,885	\$166,159,800
Increase (or decrease).....	+1,775	167,330,500	—3,964	—44,929,300

— Denotes decrease

The following is a statement showing the number of new buildings erected for purposes of habitation together with the number of accommodations provided thereby for which applications were filed with the Building Department of the City of Boston during the

### Five Calendar Years Ending December 31, 1970

NUMBER OF FAMILY UNITS IN EACH BUILDING	1970		1969		1968		1967		1966	
	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families
1.....	30	30	49	49	97	97	234	234	127	127
2.....	10	20	67	134	24	48	49	98	15	30
3.....	—	—	1	8	1	3	—	—	2	6
4.....	348	3,948	160		8	32	—	—	—	—
Multi.....										
			160	2,490	126	4,226	45	1,485	36	1,129
Total.....	388	3,998	277	2,681	256	4,406	328	1,817	180	1,292
Estimated cost of housing construction..	\$91,904,600		\$31,010,200		\$51,960,800		\$16,254,800		\$5,927,400	

Statement showing the number of habitations razed, together with the number of family accommodations eliminated by razing during the

### Five Calendar Years Ending December 31, 1970

NUMBER OF FAMILY UNITS IN EACH BUILDING	1970		1969		1968		1967		1966	
	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families
1.....	415	1,009	620		52	52	34	34	35	35
2.....					50	100	184	368	136	272
3.....					280	840	333	999	347	1,041
4.....					15	60	61	244	85	340
5.....					25	155	—	—	4	20
Total.....	415	1,009	620	2,250	422	1,207	612	1,645	607	1,708

# Construction Projects in 1970

Blood Bank — office.	Addition	Fenway	96 Brookline Avenue	Boston Red Cross	\$353,000
Garage — stores.	New	Back Bay	100 Clarendon Street	John Hancock Insurance	5,000,000
Apartment — 24.	New	South End	105-117 West Concord Street	Unitaid Housing	340,500
Apartment — 237.	New	Dorchester	2262-2266 Dorchester Avenue	Volkswagen Northeast	3,000,000
Telephone Exchange.	Additions	City Proper	6 Bowdoin Square	New England Tel. & Tel. Company	3,500,000
Telephone Exchange.	Additions	Rosindale	426 Belgrade Avenue	New England Tel. & Tel. Company	130,000
Apartment — 237.	New	City Proper	1 Washington Mall	Facilities	3,000,000
Apartment — 181.	New	Dorchester	2262-2266 Dorchester Avenue	Northeastern Facilities	2,300,000
Lodging House.	New	Roxbury	17-19 Parker Hill Avenue	Joseph Coppola	121,300
Apartment — 24.	New	Brighton	100 Tremont Street	Faneuil Realty Trust	130,000
Office — garage — apartments.	New	Back Bay	85-105 Huntington Avenue	Prudential Insurance Company	395,000
Offices — garage.	Additions	Back Bay	800 Boylston Street	Prudential Insurance Company	200,000
Nursing home.	Extension	West Roxbury	1130 V.F.W. Parkway	Isadore Minkin	320,000
Apartment — 120.	New	Roxbury	1810-1854 Washington Street	Brightmoor Terrace	1,652,000
Apartment — 40.	New	Roxbury	20 East Lenox Street	Brightmoor Terrace	547,000
Apartment — 6.	New	Roxbury	30-90 Northampton Street	Brightmoor Terrace	109,000
Apartment — 6.	New	Roxbury	100-110 Northampton Street	Brightmoor Terrace	109,000
Offices.	Additions	City Proper	201 Washington Street	State Street Trust	1,319,000
Apartment — 40.	New	West Roxbury	3 Florian Street	Z Fano Merigan Realty	480,000
Hospital.	New	Dorchester	20 Howe Street	David Levy	853,500
Apartment — 12.	New	Roxbury	44-48 Devey Street	City of Boston	164,900
Apartment — 8.	New	Brighton	120 George Street	City of Boston	103,600
Apartment — 40.	New	Back Bay	120 Tremont Street	Faneuil Realty	533,500
Hospital.	New	West Roxbury	120 Huntington Avenue	Colonnade Hotel	4,000,000
Hospital — garage.	New	South End	1153 Centre Street	Faulkner Hospital	21,387,400
Community building.	New	Back Bay	1153 Centre Street	Faulkner Hospital	2,200,000
Apartment — 135.	New	East Boston	566 Columbus Avenue	United South End Settlement	300,000
Restaurant.	New	Back Bay	236-240 Beacon Street	Beacon Street Improvement	10,665,000
Apartment — 20.	New	West Roxbury	164-170 Sumner Street	Jean Bartolo	178,500
Apartment — 8.	New	West Roxbury	30-38 Allandale Street	Faulkner Hospital	500,000
Apartment — 20.	New	West Roxbury	40-40A Allandale Street	Faulkner Hospital	180,000
Apartment — 8.	New	West Roxbury	42-46 Allandale Street	Faulkner Hospital	500,000
Apartment — 8.	New	West Roxbury	50-50A Allandale Street	Faulkner Hospital	180,000
Apartment — 12.	New	West Roxbury	38-43A Allandale Street	Faulkner Hospital	180,000
Apartment — 12.	New	West Roxbury	52-54-56 Allandale Street	Faulkner Hospital	270,000
Apartment — 450.	New	East Boston	58-60-62 Allandale Street	Faulkner Hospital	270,000
Apartment — 450.	New	East Boston	150 Border Street	Boston East Corporation	11,236,500
Apartment — 260.	New	East Boston	90 Border Street	Boston East Corporation	11,236,500
Hotel.	New	Roxbury	100 Border Street	Boston East Corporation	7,947,200
Apartment — 9.	New	Dorchester	140 Border Street	Boston East Corporation	7,941,900
Apartment — 12.	New	Roxbury	257 Eustis Street	City of Boston	114,900
Apartment — 8.	New	Roxbury	65-69 Nightingale Street	City of Boston	142,100
Apartment — 16.	New	Roxbury	130 Humboldt Avenue	City of Boston	103,600
Hotel.	New	West End	136-140 Humboldt Avenue	City of Boston	229,900
Parking Facility.	New	West End	65 Lewis Street	Holiday Inn	4,734,000
	New	West End	285 Cambridge Street	Massachusetts General Hospital	2,800,000

## Projects Costing \$100,000 or More (Continued)

Parking Facility.....	New	West End	275 Cambridge Street	Massachusetts General Hospital	\$2,200,000
Apartment — 8.....	New	Roxbury	15-17 Cheney Street	City of Boston	207,600
Apartment — 16.....	New	Roxbury	20 Georgia Street	City of Boston	103,100
Apartment — 22.....	New	Back Bay	203-205 Commonwealth Avenue	Cook Realty	132,000
Alterations.....	New	Back Bay	16-22 Haviland Street	Burbank Apartments	280,000
Alterations.....	New	City Proper	41-55 Beach Street	Sang Foo Realty	200,000
Alterations.....	New	Hyde Park	100 Meadow Road	Readville Realty	2,500,000
Warehouse.....	New	Hyde Park	970-980 American Legion Highway	Cummins Development	150,000
Stores.....	New	Brighton	16 Tremont Street	S. Leonard Tailorbaum	360,000
Apartment — 31.....	New	Brighton	131-134 Tremont Street	Marco	120,000
Office — bank.....	Additions	City Proper	1316-16A Commonwealth Avenue	Helfer Realty Trust	105,000
Restaurant.....	Additions	Brighton	224 Western Avenue	Alan G. Zolser	300,000
Apartment — 17.....	New	Brighton	161 Franklin Street	Charlotte B. Dike	170,000
Apartment — 17.....	New	Roxbury	40 Leon Street	Northeastern University	200,000
Office — garage.....	Additions	City Proper	1 Beacon Street	Employees Commercial Union	39,000,000
Office.....	Additions	City Proper	170-181 Atlantic Avenue	BBA	394,000
Storage.....	Additions	South Boston	6 Danell Street	Daniel Marr, Jr.	113,000
Dormitories.....	New	Brighton	100 Chestnut Hill Parkway	Trustees Boston College	1,280,000
Warehouse — office.....	New	Fenway	90 Seattle Street	Madden Realty Trust	100,000
Hospital.....	New	South End	440 Brookline Avenue	Children's Cancer Research Laboratory	10,000,000
Apartment.....	New	Roxbury	74 East Newton Street	University Hospital	4,500,000
Restaurant — garage.....	New	City Proper	49-61 Warren Street	Blue Hill Apartments	270,000
Apartment.....	New	East Boston	60-72 Eliot Street	Eastern Gas and Fuel	130,000
Apartment.....	New	City Proper	650 Saratoga Street	Frank Cavalieri	200,000
Offices.....	Additions	City Proper	201 Washington Street	State Street Trust	3,200,000
Hospital.....	Additions	West End	55 Fruit Street	Massachusetts General Hospital	250,000
Apartment — 112.....	New	Roxbury	1855 Washington Street	Joseph Tuckerman	1,452,500
Apartment — 8.....	New	West Roxbury	27-41 Willers Street	Antonio Silveri	110,000
Apartment — 30.....	New	West Roxbury	8, 14, 18, and 24 Marion Street	Martin Mulryan	200,000
Hospital — office.....	New	West Roxbury	1145 Centre Street	Faulkner Hospital	21,387,400
Garage.....	New	West Roxbury	800 William T. Morrissey Blvd	Paulkner Hospital	2,200,000
Motor Lodge.....	New	Dorchester	330 Brookline Avenue	Matthew J. Strazzula	192,000
Garage.....	New	Fenway	171 Harrison Avenue	Beth Israel Hospital	2,750,000
Hospital.....	Alterations	South End	455 Columbus Avenue	Trustees of Tufts	4,000,000
Apartment — 40.....	New	South End	455-475 Columbus Avenue	Union Methodist Church	500,000
Apartment — 34.....	New	South End	430 Columbus Avenue	Union Methodist Church	500,000
Apartment — 41.....	New	South End	375 Columbus Avenue	Union Methodist Church	500,000
Apartment — 36.....	New	South End	496-502 Shawmut Avenue	City of Boston	223,652
Apartment.....	New	South End	118-122 Worcester Street	City of Boston	175,307
Apartment.....	New	South End	114 Worcester Street	City of Boston	103,576
Apartment.....	Additions	East Boston	40 Saratoga Street	New England Tel. & Tel. Company	100,000
School library.....	New	Fenway	376 Huntington Avenue	Northeastern University	4,000,000
Apartment — 94.....	New	Hyde Park	1595 River Street	Franklin Simon	900,000
Apartment — 95.....	New	Hyde Park	1605 River Street	Franklin Simon	900,000
Apartment — 96.....	New	Hyde Park	1615 River Street	Franklin Simon	900,000
Housing — 234.....	New	West Roxbury	10 Railroad Street	Pope Lumber Company	3,100,000
Housing — 234.....	New	West Roxbury	35 Railroad Street	Pope Lumber Company	3,100,000
Housing — 442.....	New	West Roxbury	25 Railroad Street	Pope Lumber Company	5,514,000
Apartment — 10.....	New	North End	95 Charter Street	Gill and Rossano	160,000
Elderly Apartments — 96.....	New	Dorchester	330 Bowdoin Street	Modular Building Corporation	1,820,000



Florist supply.....New	South End	500 Albany Street	Wholesale Florist Supply	\$545,300
Day nursery.....Alterations	Back Bay	64 Marlborough Street	First and Second Unitarian Churches	2,150,000
Club.....New	South Boston	66 N Street	Pere Marquette Building	200,000
Apartment — 207.....New	Brighton	195 Gardner Street	Franchi	2,500,000
Office — restaurant — lounge.....Alterations	North End	16-18 North Street	Samuel Mintz	255,000
Apartment — 55.....New	West Roxbury	605 Truman Highway	Thomas Geraghty	550,000
Storage.....Additions	Dorchester	786 Washington Street	Boston YMCA	2,500,000
Hospital.....New	South End	904 Harrison Avenue	Nation Realty Corporation	200,000
School.....New	South End	74 East Newton Street	University Hospital	4,500,000
Apartment — 16.....New	Fenway	300 Fenway	Simmons College	2,000,000
Rehabilitation Center.....Additions	Dorchester	61 Old Morton Street	Peter Amari	168,000
Retail Department Store.....New	West Roxbury	1200 Centre Street	Hebrew Rehabilitation Center	8,500,000
Office.....Additions	Back Bay	786 Boylston Street	Prudential Insurance Company	2,000,000
Store.....Additions	Dorchester	40 William T. Morrissey Blvd.	First National Bank	2,000,000
Hotel, Cinema.....Additions	City Proper	356 Washington Street	Franklin Washington Develop	1,000,000
and Office	Back Bay	722-724 Beacon Street and	Manuel S. Beckwith	1,000,000
Hotel, Cinema.....Additions	Back Bay	594-598 Commonwealth Avenue	Maurice Epstein	1,000,000
and Office	Brighton	718-720 Beacon Street and		
Apartment — 12.....New	South End	15 Greylock Road	Francis Murphy	120,000
Offices.....New	City Proper	85 Northampton Street	City of Boston	108,600
Apartment — 12.....New	South End	1 Park Street	Park Street Church	900,000
Apartment — 8.....New	South End	691-695 Massachusetts Avenue	City of Boston	141,100
Apartment — 16.....New	South End	1 St. George Street	City of Boston	102,100
Apartment — 16.....New	South End	6-10 Rutland Street	City of Boston	152,500
Apartment — 16.....New	South End	1605-1615 Washington Street	City of Boston	212,300
Apartment — 16.....New	South End	69-75 West Concord Street	City of Boston	212,300
Apartment — 16.....New	South End	1575-1585 Washington Street	City of Boston	217,600
Apartment — 8.....New	South End	20 Worcester Street	City of Boston	114,900
Apartment — 8.....New	South End	83-87 West Springfield Street	City of Boston	152,600
Apartment — 16.....New	South Boston	750 East Seventh Street	Beachway Apartments	347,000
Hospital.....New	Fenway	440 Brookline Avenue	Children's Cancer Research	18,000,000
Apartment — 8.....New	Roxbury	55 Munroe Street	City of Boston	103,600
Apartment — 8.....New	Roxbury	48 Townsend Street	City of Boston	103,600
Hospital.....Additions	Fenway	63-71 Shattuck Street	Children's Hospital Medical Center	140,000
Apartment — 12.....New	Hyde Park	191-221 Margarella Drive	Beacon Construction Company	123,400
Apartment — 12.....New	Hyde Park	531-565 Georgetown Drive	Beacon Construction Company	185,900
Apartment — 12.....New	Hyde Park	639-661 Georgetown Drive	Beacon Construction Company	123,900
Apartment — 12.....New	Hyde Park	650-672 Georgetown Drive	Beacon Construction Company	123,900
Apartment — 12.....New	Hyde Park	685-707 Georgetown Drive	Beacon Construction Company	133,900
Apartment — 12.....New	Hyde Park	100-122 Margarella Drive	Beacon Construction Company	133,900
Apartment — 12.....New	Hyde Park	132-154 Margarella Drive	Beacon Construction Company	133,900
Apartment — 12.....New	Hyde Park	160-182 Margarella Drive	Beacon Construction Company	133,900
Apartment — 12.....New	Hyde Park	192-214 Margarella Drive	Beacon Construction Company	133,900
Apartment — 12.....New	Hyde Park	5-29 Georgetown Place	Beacon Construction Company	133,900
Apartment — 18.....New	Hyde Park	31-65 Georgetown Place	Beacon Construction Company	185,800
Apartment — 18.....New	Hyde Park	67-101 Georgetown Place	Beacon Construction Company	185,800
Apartment — 12.....New	Hyde Park	70-92 Georgetown Place	Beacon Construction Company	184,600
Apartment — 12.....New	Hyde Park	94-116 Georgetown Place	Beacon Construction Company	123,900
Apartment — 23.....New	Hyde Park	120-166 Georgetown Place	Beacon Construction Company	230,600
Apartment — 24.....New	Hyde Park	170-216 Georgetown Place	Beacon Construction Company	247,600
Apartment — 18.....New	Hyde Park	220-242 Georgetown Place	Beacon Construction Company	123,800
Apartment — 24.....New	South Boston	761 East Sixth Street	Beachway Apartments	200,000

## ELECTRICAL INSPECTION DIVISION

No.	1970
1 Inspections made — interior division . . .	26,307
2 Inspections made — exterior division . . .	4,528
3 Manholes constructed . . . . .	133
4 Underground services installed . . . . .	1,314
5 Poles set in new locations . . . . .	964
6 Poles standing in public ways . . . . .	22,674
7 Poles removed . . . . .	562
8 Notices of overhead construction . . . . .	4,320
9 Notices of underground construction . . . . .	1,572
10 Reports of overhead construction . . . . .	3,456
11 Reports of underground construction . . . . .	3,425
12 Vaults installed in public ways . . . . .	3
13 Underground conduits installed — number of linear feet . . . . .	197,319
14 Accident reports investigated — exterior . . .	475
15 Board and nursery homes inspected . . . . .	65
16 Hospitals inspected . . . . .	70
17 Nursing schools or day care agencies inspected .	45
18 Foster homes and rest homes inspected . . .	15
19 Medical schools inspected . . . . .	17
20 Fires investigated (fire permits) . . . . .	55
21 Permits granted for electrical work — interior .	5,889
22 Complaints received and investigated . . . . .	675
23 Grants of location approved . . . . .	360
24 Plans loaned to utility companies . . . . .	14
25 Underground 110,000-volt installations . . .	300
26 Number of municipal new lampposts installed .	793
27 Number of new municipal lampposts removed .	645
28 Total number of lampposts in Boston — Decem- ber 31, 1970 . . . . .	15,080

## FINANCIAL REPORT, 1970 — EXPENDITURES

## 1. PERSONAL SERVICES:

10. Permanent employees . . . . .	\$1,380,514 95
12. Overtime . . . . .	18,595 94
	<hr/>
	\$1,399,109 99

## 2. CONTRACTUAL SERVICES:

21. Communications . . . . .	\$1,653 55
27. Repairs and servicing of equipment . . . . .	157 60
28. Travel expenses . . . . .	44,826 35
29. Other contractual services . . . . .	40,111 43
	<hr/>
	\$86,748 93

## 3. SUPPLIES AND MATERIALS:

36. Office supplies and materials . . . . .	\$6,991 55
39. Other operating supplies and materials . . . . .	37 56
	<hr/>
	\$7,029 11

## 4. CURRENT CHARGES AND OBLIGATIONS:

49. Dues, subscriptions, and licenses, etc. . . . .	\$178 50
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## 5. EQUIPMENT

59. Library . . . . .	\$196 84
56. Office Furniture and Equipment . . . . .	50 00
59. Miscellaneous Equipment . . . . .	100 00
	<hr/>

Grand Total . . . . . \$1,493,413 37

Appropriation . . . . . \$2,243,900 00

Department income . . . . . 1,013,439 00

Unsafe buildings razed by city, 389 . . . . . 603,358 93

Unsafe buildings shored by city or otherwise  
secured against trespass, 28 . . . . . 61,520 72

Total expenditure for shoring, securing,  
and razing . . . . . \$664,879 65

TWELFTH ANNUAL REPORT  
OF THE  
ZONING COMMISSION  
OF THE CITY OF BOSTON

For the Year Ending December 31, 1970

HON. KEVIN H. WHITE,  
*Mayor of Boston.*

DEAR SIR:

The Zoning Commission submits herewith, in accordance with section 25, chapter 3, Revised Ordinances of 1961, its twelfth annual report, containing a statement of its acts and doings along with its receipts and expenditures for the year ending December 31, 1970.

COMMISSION MEMBERSHIP

Richard B. Fowler, *Chairman*  
Alfred Gross, *Vice-Chairman*

MEMBERS	TERM ENDING
Vacancy*.....	Mayor's Selection.....
Richard B. Fowler....	Greater Boston Real Estate Board..... Holdover
Alfred Gross.....	Master Builders' Association of Boston..... May 1, 1971
Theodore W. Paul....	Massachusetts Motor Truck Association, Inc..... May 1, 1971
Vacancy*.....	Greater Boston Chamber of Commerce..... May 1, 1972
John N. Philips.....	Associated Industries of Massachusetts..... Holdover
Thomas J. McIntyre..	Greater Boston Labor Council..... Holdover
Stanley Underhill....	Boston Society of Landscape Architects..... Holdover
Richard Battles.....	Boston Society of Civil Engineers..... May 1, 1972
Louis P. Leonard....	Mayor's Selection..... May 1, 1971
Vincent DiNunno....	Mayor's Selection..... May 1, 1971

\*Mr. Joseph Lyons, the Mayor's selection, and Mr. Melvin B. Miller, nominee of the Greater Boston Chamber of Commerce, tendered resignations during the year, leaving two vacancies on the Zoning Commission.

## ANNUAL MEETING

In compliance with the provisions of section 9, chapter 3, of the Revised Ordinances of 1961, the commission held its annual organization meeting on June 3, 1970, when the following officials were elected:

Mr. Richard B. Fowler, *Chairman\**

Mr. Alfred Gross, *Vice-Chairman\**

Miss Raphaela DiPietro, *Secretary\**

The following appointments were also made:

Mr. Robert J. Pleshaw, *Advisor\**

Mrs. Dorothea P. Lynch, *Assistant Secretary\**

On September 30, 1970, the resignations of secretary Raphaela DiPietro and of assistant secretary Dorothea Lynch were accepted. Miss Patricia Donnelly was elected secretary on the same date.

## LEGISLATION

During the year there were no changes made in the Zoning Law by the Legislature.

## ACTIVITIES

Public hearings, executive sessions, and inspection trips were held as found necessary, the staff of the Boston Redevelopment Authority rendering such assistance as was essential in the way of investigations, field surveys, drafting, and secretarial work. A detailed record of proceedings has been filed in the office of the Commission on the ninth floor of City Hall. This record is open to public inspection, and notice of decision has been mailed to all parties in interest.

Following is a summary of action taken on applications.

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\*Indicates reappointment or reelection.



## BOARD OF APPEAL

The Board of Appeal, established in accordance with section 117 of chapter 479, Acts of 1938, as amended, and chapter 665, Acts of 1956, as amended, in its functioning may vary the provisions of the acts referred to it in specific cases which appear to them not to have been contemplated by these acts, although covered by them, or in cases where manifest injustice is done, provided that the decisions of the Board in such a case shall have the assent of four members under the Zoning and Building Codes and shall not conflict with the spirit of any provision of said acts.

The following is a statistical summary of the work of this department for the year 1970.

*In re Building Law — Chapter 479, Acts of 1938, as amended:*

Decisions rendered . . . . .	17
Appeals received . . . . .	17
Decisions rendered also <i>in re</i> cases carried over from 1969 . . . . .	3
Appeals sustained . . . . .	9
Appeals sustained with provisos . . . . .	6
Appeals dismissed . . . . .	2
Appeals withdrawn . . . . .	0
Appeals pending . . . . .	3

*In re Zoning Law — Chapter 665, Acts of 1956, as amended:*

Decisions rendered . . . . .	453
Appeals received . . . . .	348
Decisions rendered also <i>in re</i> cases carried over from 1969 . . . . .	53
Appeals sustained . . . . .	107
Appeals sustained with provisos . . . . .	118
Appeals dismissed . . . . .	70
Appeals withdrawn . . . . .	15
Appeals pending . . . . .	112

Very truly yours,  
For the Board of Appeal,

CHARLES F. SPILLANE, *Secretary*

## BOARD OF EXAMINERS

## ANNUAL REPORT — 1970

The Board of Examiners was created by city ordinance in 1913 and reestablished under legislative act in 1938. The Board acts upon applications of persons desiring to be licensed in Boston as construction superintendents, approving or rejecting said applications under certain rules and regulations adopted as procedure by the Board. The members are appointed by the Mayor and are delineated under the ordinances as an architect or engineer, a contractor or mechanic, and a lawyer or a person with legal qualifications.

During 1970 the Board heard one complaint case, which was dismissed.

Following is a table of 1970 activities:

Applications received and processed . . . . .	172		
Applications approved and issued . . . . .	132		
Applications approved and not issued . . . . .	13		
Applications rejected . . . . .	15		
Applicants absent . . . . .	12		
New licenses . . . . .	32	\$25	\$800
New licenses . . . . .	100	15	1,500
Reissues . . . . .	144	15	2,160
Renewals . . . . .	2,138	10	21,380
Total licenses . . . . .	2,414		\$25,840

Respectfully submitted,

EDWINA S. CARTY, *Executive Secretary.*



## FINANCIAL STATEMENT

Appropriation . . . . .	\$5,000 00
Expenditures	
10 — Personal Services . . . . .	\$991 66
21 — Communications . . . . .	16 80
29 — Contractual Services . . . . .	2,242 53
36 — Office Supplies and Materials . . . . .	377 73
59 — Miscellaneous:	
American Law of Zoning . . . . .	25 00
	<hr/>
	3,653 72
Balance unexpended . . . . .	<hr/> \$1,356 28

Respectfully submitted,

RICHARD B. FOWLER, *Chairman.*

PATRICIA DONNELLY,  
*Secretary.*

CITY OF BOSTON — BUILDING DEPARTMENT  
SUMMARY REPORT OF INSPECTIONS  
YEAR ENDING DECEMBER 31, 1970

DIVISION	REASONS FOR INSPECTIONS											TOTAL
	A	B	C	D	E	F	G	H	I	J	K	L
Construction I.....	529	3,514	758	1,125	—	38	—	—	529	—	—	—
Construction II.....	440	3,308	1,063	1,570	—	53	—	—	471	—	—	6,493
Construction III.....	500	3,676	1,214	1,803	—	61	—	—	593	—	—	6,903
Egress.....	889	120	97	—	4,534	—	—	—	26	—	—	72
Electrical.....	5,832	26,307	675	—	587	161	240	432	55	—	—	5,740
Elevators.....	4,330	1,337	280	324	2,381	731	1,048	2,947	43	—	—	14
Gas Fitting.....	4,647	5,025	666	300	—	—	895	—	200	24	25	150
Plumbing.....	1,957	14,403	325	320	—	—	240	—	—	—	—	683
Sprinklers.....	121	370	200	150	—	—	220	—	—	—	—	17,245
Grand Total.....	19,245	58,060	5,278	5,592	7,462	1,044	2,643	3,379	1,917	24	25	6,659
												97,827

EXPLANATION OF TERMS

"Reason for Inspection" Column

A—Application: inspection of site or premises conditional to issuance of a permit.

B—Job Visit: inspection of work being done under a permit issued by the Department.

C—Complaint inspection of premises in response to a complaint referred by the Enforcement Section.

D—Correction of Violation: follow-up inspection to determine whether previously reported violation has been corrected or whether order of the court has been complied with.

E—Annual or other periodic inspection: inspections required by law on a schedule basis or upon which other action such as the issuance of a license or certificate is conditioned.

F—Random or chance inspection: an inspection initiated by an inspector because of apparent deficiencies or violations observed in passing.

G—Special programed inspection: comprehensive or blanket inspection of an area or class of buildings in accordance with previously determined plans and schedules — i.e., day care agencies.

H—Test: an inspection in conjunction with the testing of the functional performance and safety of a particular facility such as an elevator.

I—Fire and other catastrophe: inspection to determine resulting hazardous conditions and code violations.

J—

K—

L—Other: inspection initiated by the Department, City, State or other jurisdiction for a purpose other than those specified above.



**MAP AMENDMENT APPLICATIONS***Applications Pending December 31, 1969*

No. 64, Boston Redevelopment Authority, South End Urban Renewal Area, 21 parcels — various changes — withdrawn.

No. 77, New England Hospital, Columbus Avenue at Dimock Street, Roxbury, change, H-1 and R-.8 to B-2 — resubmitted as Application No. 106.

No. 78, Boston Redevelopment Authority, Northampton Street, South End Urban Renewal Area, change M-1 to H-3-U — Resubmitted as part of Application No. 103.

No. 84, Ellen P. O'Meara, 875 Adams Street, Dorchester, change R-.5 to L-.5 — postponed by petitioner.

No. 97, Frances Penniston, Hallet Street, Dorchester, change R-.5 to B-1 — granted, June 3, 1970, effective June 26, 1970.

*Applications Received in 1970*

No. 98, Evelyn Realty and Trust, 415 Cambridge Street, Brighton, change B-1 to M-1 — denied, May 6, 1970.

No. 99, James Haley et al., East Boundary Road, West Roxbury-Roslindale, change H-1 to S-.5 — pending.

No. 100, Boston Redevelopment Authority, Parcel A-7 and abutting land, Waterfront Urban Renewal Area, change M-2 to B-8-U — granted, May 6, 1970, effective May 27, 1970.

No. 101, Boston Redevelopment Authority, Washington Street and Cornhill Government Center Urban Renewal Area, change B-8 and B-10 to B-8-U — granted, May 6, 1970, effective May 27, 1970.

No. 102 (P.D.A. 4), Boston Redevelopment Authority, in behalf of Boston College, Chestnut Hill Drive, Brighton, change R-.5 to R-.5-D — withdrawn.

No. 103, Boston Redevelopment Authority, Washington and East Lenox Streets, South End Urban Renewal Area, change M-1 to H-3-U — granted, August 14, 1970, effective September 2, 1970.

No. 104, Boston Redevelopment Authority, Parcels R-7, R-26, R-27, R-30, X-16, X-31, and X-44, Charlestown Urban Renewal Area, change H-1 to H-1-U — granted, August 14, 1970, effective September 2, 1970.

No. 105, Boston Redevelopment Authority, North side Francis Street, Fenway Urban Renewal Area, change H-3, H-2, and L-1 to B-4 — postponed by petitioner.

No. 106, New England Hospital, Columbus Avenue at Dimock Street, Roxbury, change H-1 and R-.8 to B-2 — pending.

No. 107, Alan G. Zuker, Western Avenue and Spur Street, Brighton, change R-5 and R-8 to M-1 — postponed by petitioner.

No. 108, Zoning Commission, Back Bay, establish new H-5-70, B-4-70, and B-8-120 districts,— pending.

No. 109 (P.D.A. 5), Boston Redevelopment Authority, in behalf of National Shawmut Bank, Milk and Federal Streets, Boston, change B-10 to B-10-D — granted, September 30, 1970, effective October 15, 1970.

No. 110, Jean Parker, B and Athens Streets, South Boston, change H-1 to B-1 — granted. September 30, 1970, effective October 15, 1970.

No. 111, Boston Redevelopment Authority, Parcel P-12 and abutting land, South Cove Urban Renewal Area, change B-8 to B-8-U — pending.

No. 112, Thomas Bethany, 633 Columbia Road, Dorchester, change H-1 to B-1 — withdrawn.

No. 113, Sevenel Inc., Austin and Sheridan Streets, Hyde Park, change S-5 and R-5 to R-8 — postponed by petitioner.

No. 114, Pasquali Franchi, Perkins and Chestnut Streets, Jamaica Plain, change S-3 to H-3 — PDA alternative under study.

No. 115, Boston Redevelopment Authority, State and Congress Streets, Government Center and Waterfront Urban Renewal Areas, change B-8 and B-10 to B-10-U — postponed by petitioner.

No. 116, Carlton House Trust, Arlington Street and Commonwealth Avenue, change H-5 to B-8 — pending.

No. 117, Boston Redevelopment Authority, southeast side of Huntington Avenue, Public Alley No. 405 to West Newton Street, Fenway Urban Renewal Area, change B-2 to B-8 and B-8-U — pending.

No. 118 (P.D.A. 6), Boston Redevelopment Authority, in behalf of P. Franchi, Gardner and Babcock Streets, Brighton, change B-2 to B-2-D — pending.

No. 119, Boston Redevelopment Authority, 336-346 Shawmut Avenue and 610-626 Tremont Street, South End Urban Renewal Area, change H-2 to H-3-U — pending.

No. 120, Boston Redevelopment Authority, Washington and Kneeland Streets, South Cove Urban Renewal Area, change B-8 to B-8-U — pending.

B = General Business  
D = Planned Development Area Subdistrict  
H = Apartment  
I = General Industrial  
L = Local Business  
M = Restricted Manufacturing  
P.D.A. = Planned Development Area

R = General Residential  
S = Single Family  
U = Urban Renewal Area Subdistrict  
URA = Urban Renewal Area  
W = Waterfront Industrial  
Nos. 1 through 10 = Floor Area Ratios  
Nos. 70, 120 = Height Restriction Districts

## TEXT AMENDMENT APPLICATIONS

No. 14, Stanley Worth and Barry D. Hoffman, to change computation of "conformity with existing building alignment" from an average depth of front yard within 150 feet (on same side of same street) to the depth most frequently occurring within the same block (on the same street), and to make these regulations applicable in B-4, B-8, and B-10 districts—granted, February 5, 1970, effective February 21, 1970.

No. 15, Vose Galleries and Pilgrim Management Corporation, to make dormitories, fraternities, colleges, universities, and trade, professional, or other schools conditional in B districts — withdrawn in favor of Application No. 17.

No. 16, Zoning Commission, to increase the cost of a hearing before the Zoning Commission from \$50 to \$100; to increase from twenty to thirty days the period in which the Boston Redevelopment Authority may make recommendations to the Board of Appeal in regard to petitions for conditional uses, exceptions, and variances — granted, May 6, 1970, effective May 25, 1970.

No. 17, Zoning Commission, at request of Mayor, to make dormitories, fraternities, colleges, universities, and trade, professional, and other schools conditional where previously allowed (day nurseries, elementary, and secondary schools not changed) — granted, May 6, 1970, effective May 25, 1970.

No. 18, Zoning Commission, to repeal section 15-4, "Increase in Floor Area Ratios for Large Lots in H-5 Districts"—combined with No. 19.

No. 19, Zoning Commission, at request of Mayor, to establish new districts H-5-70 and B-4-70 with height restrictions of 70 feet at front parapet, 90 feet to top of roof, and with a minimum front yard of 20 feet, but allowing bay windows, as defined, to extend into front yard; to establish a new district B-8-120 with a maximum height of 120; to repeal section 15-4, "Increase in Floor Area Ratio for Large Lots in H-5 Districts"—pending.

No. 20, Zoning Commission, at request of Boston Redevelopment Authority, to make parking lots an allowed, rather than conditional use in B-4, B-8, and B-10 districts provided that the use is temporary and utilizes project land owned by the Boston Redevelopment Authority — pending.

Number of permits and licenses issued from January 1 to December 31, 1970, by the Committee on Licenses, Building Department, and revenue received for same:

CLASS				Number of Permits and Licenses Issued	Revenue Received
Garages:					
Private	6 cars	5 permits	\$25 00	24	\$1,812 00
Lubritorium	19 cars	5 permits	345 00		
Repair	48 cars	4 permits	440 00		
Business	305 cars	9 permits	752 00		
Public	560 cars	1 permit	250 00		
Totals:	938 cars	24 permits	\$1,812 00		
Flammables:					
Total Gallonage: 26,824,523 gallons					
Total Number of Cubic Feet of Gases:					
253,799 cubic feet				62	7,612 00
				86	\$9,424 00

Submitted by:

HAROLD J. COAKLEY, *Secretary.*

NUMBER OF DOCUMENTS AND FEES RECEIVED BY THE BUILDING  
DEPARTMENT—JANUARY 1 TO DECEMBER 31, 1970

	Documents	Fees
New documents . . . . .	338	\$299,126 50
Elevator . . . . .	187	3,460 00
Alterations . . . . .	4,392	300,476 50
Electrical inspections . . . . .	5,993	210,290 42
Elevator inspections . . . . .	1,959	63,380 00
Plumbing, old . . . . .	1,773	9,255 00
Plumbing, new . . . . .	226	7,635 00
Heating, boilers, generators, etc. . . . .	1,648	4,435 00
Gas, old . . . . .	4,415	11,234 00
Gas, new . . . . .	38	416 00
Sprinklers . . . . .	124	13,146 00
Board of Appeal . . . . .	364	56,412 50
Amendments . . . . .	128	7,700 00
Foundations . . . . .	28	1,365 00
Law books . . . . .	1,386	11,847 50
Pamphlets . . . . .	408	349 00
Class B, garages . . . . .	25	1,812 00
Class C, inflammables . . . . .	62	7,612 00
Welders . . . . .	21	525 00
Duplicate permits, etc. . . . .	1	1 00
Plans, photo, certified copy . . . . .	1,239	2,812 00
Totals . . . . .	<u>24,755</u>	<u>\$1,031,411 92</u>







CITY OF BOSTON  PRINTING SECTION